Karen Johnson Davidson County
Batch# 581452 DEEDWARR
03/02/2021 11:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,467.05
20210302-0026471

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 396,500.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~18th~~ 25th day of February, 2021.

Notary Public

COMMISSION EXPIRES: 8/21/23

LORI BUIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timothy R. Galvin	First Community Mortgage	081-15-0-259
(NAME)	(NAME)	
1523A 14th Avenue	P.O. Box 0054	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Palatine, IL. 60055-0054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **C & C Ventures LLC, a Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Timothy R. Galvin, an unmarried man,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A of Homes At 1523 14th Avenue North, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., and as established by the Declaration of Covenants, Conditions and Restrictions for Homes At 1523 14th Avenue North, of record in Instrument No. 20190815- 0081885, Register's Office for Davidson County, Tennessee and Bylaws appended thereto as Exhibit "C", said Register's Office are incorporated herein by reference and made a part hereof the same as though copied herein, together with the undivided percentage interest in the Common Elements appurtenant to said Units as set forth in said Declaration, reference is hereby made to the plan of Homes At 1523 14th Avenue North for placement of Units, as shown on Exhibit "B" of the record in the Declaration of Covenants, Conditions and Restrictions for Homes At 1523 14th Avenue North, for a more complete identification and description of such Units.

Being a portion of the same property conveyed to C & C Ventures, LLC by Warranty Deed from David Craft and Lisa Cox, both unmarried of record in Instrument No. 20170417-0036960, dated April 6, 2017 and recorded April 17,2017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1523A 14th Avenue (House Number) (Street) (P.O. Address) Nashville, TN (City or Town)(State) 37208 (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of February, 2021.

C & C Ventures LLC, a Limited Liability Company

By: _____
Robert L. Scruggs, Authorized Agent

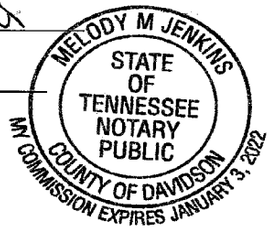
State of Tennessee
County of Davidson

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Robert L. Scruggs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an **Authorized Agent of C&C Ventures, LLC,** (the "Company") the within named bargainor, a Tennessee limited liability company, and that as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as **Authorized Agent.**

WITNESS my hand and seal this 24th day of February, 2021.

_____
Notary

Commission Expires: _____



True Copy Certification

I, Jennifer Hoffman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer A Hoffman
Signature

State of Tennessee

County of Sumner

Personally appeared before me, Patti Robitaille, a notary public for this county and state, Jennifer HOFFMAN who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Patti Robitaille
Notary's Signature

My Commission Expires: 3/1/2023
Notary' Seal (if on paper)

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY